



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Lodi West, Unit No. 1, Tract No. 1904

MEETING DATE: June 2, 1993

PREPARED BY: Public Works Director

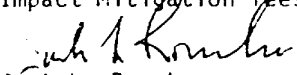
RECOMMENDED ACTION: That the City Council approve the final map for Lodi West, Unit No. 1, Tract No. 1904, direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City, and appropriate money from Development Impact Fees to cover credits for water and storm drain improvements in this subdivision as well as funds to be applied to land acquisition costs for the Westgate basin/park frontage improvement costs.

BACKGROUND INFORMATION: Robert Batch, the developer of this subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The subdivision is located west of Lower Sacramento Road and south of the existing Park West subdivision, as shown on Exhibit A, and contains a total of fifty-three single-family residential lots.

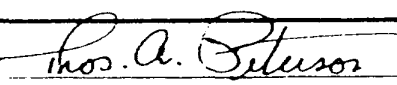
It is necessary to appropriate \$6,860.00 and \$16,850.00 for the oversize water main and master storm drain system, respectively, installed by the developer in Evergreen Drive, and \$2,100.00 for street improvements in excess of 68 feet within the public right-of-way. In addition, \$61,600.00 needs to be appropriated from the Storm Drain (\$54,208.00) and Parks and Recreation (\$7,392.00) Impact Fee funds for payment of the City's share of the frontage improvements along Westgate basin/park. These appropriations for public improvements being constructed by the developer include 10% for engineering and administration plus approximately 5% for contingencies. The final amount paid to the developer will be the actual contract amount plus 10%, as provided in the City's fee ordinance (LMC 15.64.080). The land was previously acquired under the terms of an agreement entered into by Robert Batch and the City on January 6, 1993.

FUNDING: Developer and Development Impact Mitigation fees.


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer
JLR/SAW/lm
Attachment

APPROVED: _____


THOMAS A. PETERSON
City Manager



CC:1

CLODIWST/TXTW.02M (CO.COM)

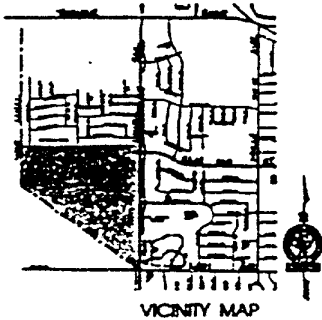
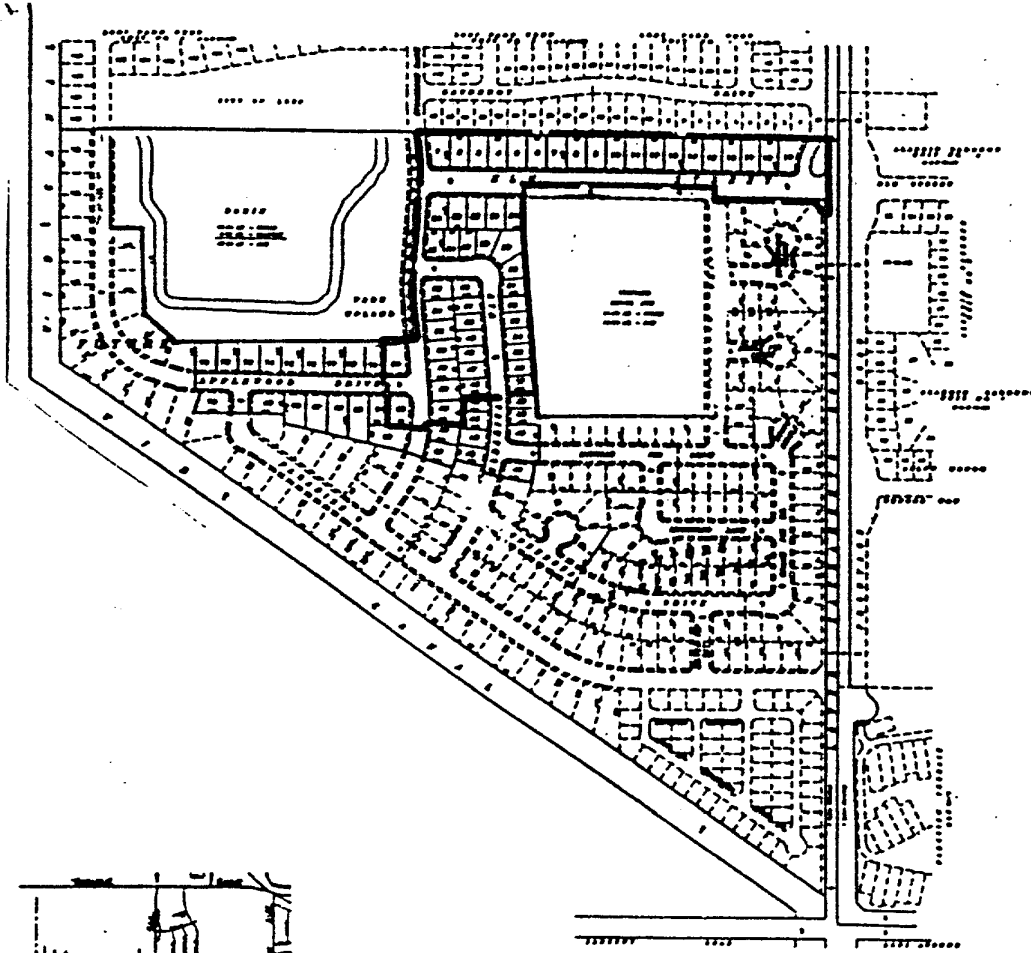
May 26, 1993



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Lodi West
Unit Number One



VICINITY MAP

Dr.	No.	Date	Revision	Appr.
Ch.				
Date				

EXHIBIT A

MEMORANDUM, City of Lodi, Public Works Department

TO: City Manager
City Council

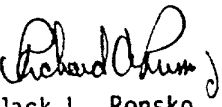
FROM: Public Works Director

DATE: June 2, 1993

SUBJECT: Conditional Approval of Consent Calendar Item E 10,
Final Map and Improvement Agreement for Lodi West,
Unit No. 1, Tract No. 1904

It is recommended that this item be approved, subject to receiving the required insurance certificate and appropriate faithful performance and labor and materials letter of credit guarantees.

We understand that the insurance certificate and letters of credit will be forthcoming. The letters of credit are being prepared by Farmers and Merchants Bank and they have assured me that these guarantees are being processed. Since we have everything else necessary for this approval, I am recommending that the approval be contingent upon receipt of the required insurance certificate and guarantees. Work on the subdivision will not be allowed to commence until these items are received.


For Jack L. Ronsko
Public Works Director

JLR/lm

cc: City Clerk
City Attorney
Farmers and Merchants Bank
Associate Civil Engineer - Developments
Robert Batch

MCM9313/TXTW.02M

6/17/93

cc-46
cc-90

#101

CITY OF LODI
SPECIAL ALLOCATION REQUEST

RECEIVED

TO: Finance Director

DATE: 2 June 1993

FROM: City Clerk

PROJECT NUMBER: *see below*

CITY CLERK

CITY OF LODI

Request is made for funds to accomplish the following project which was not included in the current budget:

Description of ProjectEstimated Cost

Final Map and Improvement Agreement for Lodi West, Unit No. 1, Tract No. 1904 (appropriate money from Development Impact Fees to cover credits for water and storm drain improvements in this subdivision as well as funds to be applied to ~~land acquisition~~ *improvements* costs for the Westgate basin/park frontage).

\$6,860.00 and \$16,850 - (Account 18.1-450.45) -529

\$2,100.00 - (Account 121.0-500.86) -527

\$61,600

121.0 - 760.80 - 500 *Westgate Frontage Agreement*
- from the Storm Drain (\$54,208.00) and
Parks and Recreation (\$7,392.00) Impact
Fee funds

Approved by the City Council - June 2, 1993

(If you need more space, use additional sheet and attach to this form)

FUND OR ACCOUNT TO BE CHARGED

Current Budget \$ _____ Prior Year Reserve \$ _____

Contingent Fund \$ _____ General Fund Surplus \$ _____

Capital Outlay Reserve \$ _____ Gas Tax Fund \$ _____

Utility Outlay Reserve \$ _____ Other (Election) \$ $60.1 - 69.0 = 6,860.00$ Hotel/Motel Tax Reserve - \$ _____ $60.3 - 69.0 = 71,058.00$ General Fund Operating Reserve \$ _____ $60.4 - 69.0 = 2,110.00$
 $60.7 - 69.0 = 7,392.00$ Dixon Flynn,
Finance DirectorJennifer M. Perrin
City Clerk

Submit this form in duplicate to the Finance Director. Distribution after approval will be as follows:

1) Originating Department 2) Finance Department

CITY OF LODI
SPECIAL ALLOCATION REQUEST

TO: Finance Director

DATE: June 2, 1993

FROM: City Clerk

PROJECT NUMBER:

Request is made for funds to accomplish the following project which was not included in the current budget:

<u>Description of Project</u>	<u>Estimated Cost</u>
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Final Map and Improvement Agreement for Lodi West, Unit No. 1, Tract No. 1904 (appropriate money from Development Impact Fees to cover credits for water and storm drain improvements in this subdivision as well as funds to be applied to land acquisition costs for the Westgate basin/park frontage).

\$6,860.00 and \$16,850 - (Account 18.1-450.45)

\$2,100.00 - (Account 121.0-500.86)

\$61,600 - from the Storm Drain (\$54,208.00) and
Parks and Recreation (\$7,392.00) Impact
Fee funds

Approved by the City Council - June 2, 1993

(If you need more space, use additional sheet and attach to this form)

FUND OR ACCOUNT TO BE CHARGED

Current Budget \$ _____ Prior Year Reserve \$ _____

Contingent Fund \$ _____ General Fund Surplus \$ _____

Capital Outlay Reserve \$ _____ Gas Tax Fund \$ _____

Utility Outlay Reserve \$ _____ Other (Election) \$ _____

Hotel/Motel Tax Reserve - \$ _____

General Fund Operating Reserve \$ _____

Dixon Flynn,
Finance Director


Jennifer M. Perrin
City Clerk

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CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McNATT
City Attorney

June 24, 1993

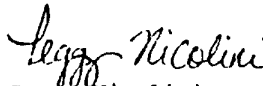
Mr. Robert Batch
c/o Mr. Ben Schaffer
122 North Church Street
Lodi, California 95240

Dear Mr. Batch:

Enclosed for your file please find one executed copy of the Improvement Agreement for the Public Improvements of Lodi West, Unit No. 1, Tract No. 1904, which was approved by the Lodi City Council at its meeting of June 2, 1993.

Should you have any questions regarding this matter, please feel free to contact our office.

Very truly yours,


Peggy Nicolini
Deputy City Clerk

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